

State of Nevada

Division of Environmental Protection

Brownfields Funding Application



Please complete the following form with the most accurate information available to you. Along with this form you should attach the following information: a map showing the project location, any completed assessment work previously undertaken at the site (for cleanup applications, a copy of the assessment work does not need to be attached if the assessment was conducted under a previous State or Federal brownfields funding award), individual parcel information for multi-parcel projects, and any information about the project which would help the applicant reviewer understand the redevelopment project being proposed.

When completed, mail the application and attached information to
Nevada Division of Environmental Protection, Brownfields Program
901 South Stewart Street, Room 4001
Carson City, NV 89701

For any help in preparing this application or any general Brownfields questions, please feel free to call (775) 687-9368 and ask for the Brownfields Program.

A. Applicant Information

- 1) Project Title: Union Park - 61.5 Acres
- 2) Are you seeking assistance with assessment or cleanup work for your project?
Assessment: ☒ Cleanup: ☒
- 3) Does your project involve potential petroleum contamination or hazardous substances?
Petroleum Contamination: ☒ Hazardous Substances: ☒
- 4) Agency Applying for Brownfields Funding: City Parkway V, Inc., an affiliate of the City of Las Vegas
- 5) Project Contact Name and Title: Cheng T. Shih, P.E. Environmental Officer
- 6) Project Contact's Address: 731 S. Fourth Street, Las Vegas, NV 89101
- 7) Project Contact's Phone: (702) 229-2338

B. Site Information

(for multi-parcel properties, attach a separate sheet detailing the parcel name, assessor's parcel number, address, acreage, current use, and owner for each individual parcel; indicate for questions 8-15 below that a separate sheet has been attached.)

- 8) Current Site Name: Union Park
- 9) Site Street Address: 22 S. Grand Central Parkway
Las Vegas, NV 89106
- 10) Current Zoning: Planned Development District (PD) 11) Site Acreage: 61.5 acres
- 12) Assessor's Parcel Number: 13934110003 & 13934110002
- 13) Latitude: (If readily available) _____ Longitude: _____
- 14) Please attach a map showing the location of the subject site. For multiple-parcel sites, make sure that the map clearly shows the boundaries of each separate parcel.

B. Site Information (con't)

15) Please briefly discuss the current ownership of the site, specifically detailing who the current owner of the site is, when they acquired the site, and how the site was acquired (i.e. tax foreclosure, eminent domain, purchase, etc.). If you as the applying agency are not the current owner of the property, discuss how the current owner is involved in the project.

City Parkway V, Inc., an affiliate of the City of Las Vegas, currently owns the site. It was purchased from Lehman Brothers in December of 2000 as part of a land swap. Lehman Brothers had purchased it directly from Union Pacific Railroad. City Parkway V is acting as the Master Developer and is heading the effort to master plan the site.

16) Using the space provided below, provide a brief description of the current site usage, making particular note of any site uses which may either have caused or contributed to site contamination issues.

The site is currently being used for construction staging and temporary parking for adjacent development. The current activities on the site have not contributed nor caused or spread the contamination on the site.

17) With the information available to you, what were the past property uses which may have caused or contributed to current site contamination issues.

Union Pacific Corporation once owned the parcel and operated a railyard on the property for more than 80 years. The site was used by Union Pacific for refueling, maintenance, cleaning and storage of the rail cars and locomotives. Portions of the property are currently impacted by petroleum hydrocarbon contamination of soil and ground water and heavy metals such as lead and arsenic contamination in soils because of past site railyard activities.

18) Please disclose and discuss any environmental regulatory involvement or enforcement actions which have occurred at the site.

Site characterization studies were performed in response to a NDEP order issued to Union Pacific on May 27, 1987. The studies identified contamination in soil and groundwater from petroleum products (diesel and bunker C fuels), volatile and semi-volatile organic compounds (VOCs and Semi-VOCs), and lead. In 1991, NDEP directed Union Pacific to remediate soils above the water table. Remediation of hydrocarbon impacted soil was conducted between 1992 and 1994. Closure of TPH impacted soils were granted by NDEP in 1998. Union Pacific also operated several wells for the remediation of the ground water. In 2000, the ground water remediation achieved less than 1/2" in free floating petroleum products. NDEP authorized the closure of the wells.

19) Please attach any documents for any environmental assessments which may have been conducted previously for the site. If you are applying for cleanup funds, and the assessment work was conducted through a previous Federal or State Brownfields grant, you do not need to attach a copy of that assessment.

C. Project Information (The information provided in the following fields will be used by the NDEP Brownfields Program to prioritize project funding and rank competing projects. The Brownfields Program currently makes every effort to fund each eligible project; however, where several projects are competing for limited funding, we will use information regarding the planned redevelopment project, the benefits to the community, and the amount of community involvement to prioritize our funding.)

20) In the space provided below, please provide information regarding the anticipated future re-use of the property, specifically highlighting how this redevelopment project will benefit the affected community (i.e. job creation, park and greenspace creation, improved access to services, etc.)

The master plan for the site incorporates an economic balance of residential, office, retail, entertainment, academic medical center and open space uses. Guidelines have been established for streetscapes and open spaces and are organized to enhance human comfort in the desert, provide sustainable material performance and establish exceptional pedestrian appeal. In addition to lining the streets with A 1.5 acre park is in the heart of the project.

The master plan contains 469,400 sq ft. of Retail; 2,660,200 sq ft of Office; 3,616 residential units; 1,750 hotel rooms and a 2,500 seat performing arts center. Approximately 19,000 jobs will be created by this development.

21) Describe how this project fits in with community-wide revitalization or master plans previously developed by the community. Feel free to attach to your application any planning documents which can help demonstrate the redevelopment vision and strategic planning being undertaken by the community.

Population increases have fueled a demand for denser infill housing and urban living near downtown. To generate the high density that creates a mixed use urban district, every block must be developed efficiently and densely to achieve the critical mass of residents and visitors that will make it an exciting urban district. Union Park will be a new urban environment for the downtown area, a walkable downtown village with a compelling identity, appealing landscaped environments and a variety of entertainment and dining choices. Taking the Las Vegas Centennial Plan to a new level, the Union Park Design Guide Standards will guide developers and architects through the process of creating a pedestrian-oriented, visually cohesive and economically viable urban community. Attached please find a copy of the Las Vegas Centennial Plan and Union Park Design Standards.

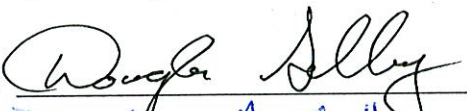
22) How has the community been involved, or planned to be involved, in the potential cleanup/redevelopment activities at this site?

City Parkway V will work with every developer to have their Risk Based Assessment submitted to NDEP and work with the developer in following an approved Soil and Water Management Plan. The city is also investing its own money into the site by supporting the development of a Performing Arts Center as an anchor project.

The Design Standards being approved by the city have the intent of utilizing sustainable design techniques in developing each site and building in Union Park, promoting integrated practices that show that the project is responsible to the future environmentally, economically and socially. Each applicant shall design their project to a level of sustainability that is the equivalent of LEED Certified or greater.

The City is working with the Regional Transportation Commission to expand the width of Grand Central Parkway to accommodate a Bus Rapid Transit System.

D. Applicant's Signature (A representative of the applying agency should sign the application; it does not need to be the project contact as listed in the first section, but it should be someone with the authority to sign on the agency's behalf.)

Signature:  Date: 12-13-06
Name: Douglas A. Selby Title: President

E. List of Attachments (Please provide a list of attachments which are being submitted with the application. This will ensure that all relevant information is reviewed by the NDEP Brownfields Program staff.)

1. Property Map with Parcel information
2. Union Park Business Plan
3. Union Park Design Standards
4. Master Plan 20/20
5. Downtown Centennial Plan
6. Site Map